

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - SE/S
Merritt Blvd. & Wise Avenue * ZONING COMMISSIONER
(179 Merritt Boulevard)
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District * Case No. 96-36-SPHX
Baltimore County, Maryland - Owner;
American PCS, L.P. - Contract Lessee - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Hearing and Special Exception for that property known as 179 Merritt Boulevard, located in the vicinity of North Point Junior High School in Dundalk. The Petitions were filed by the owners of the property, Baltimore County, Maryland, a body politic, and the Contract Lessee, American PCS, L.P., by Margaret C. Ruggieri, Esquire, through their attorney, G. Scott Barhight, Esquire. The Petitioners seek a special exception to permit a wireless transmitting and receiving facility to be located on an existing tower on the subject property and a special hearing to approve an amendment to the special exception relief granted in Case No. 93-426-X to permit the addition of this wireless transmitting and receiving facility on the existing tower. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1A.

This matter came in for a public hearing before this Zoning Commissioner as a combined case with six other Petitions filed by APC. Each of the seven cases included requests for zoning relief pursuant to the applicable provisions of the B.C.Z.R. At the hearings, testimony was received from Gregory Sarro, a Zoning Administrator for APC. Also present in support of the Petitions were Melanie Moser, a Consultant with Daft-

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Date

By

MICROFILMED

McCune-Walker, Inc., and Andrew Werchniak, an electrical engineer with Moffit, Larson & Johnson, a site acquisition consulting firm. The Petitioner was represented by Christine K. McSherry, Esquire.

In the site specific request by APC for the subject site, there was no specific opposition, although testimony was generally received in opposition to the request from J. A. Mann, Kenneth Bosley, K. Webster Bosley, and Kerry Bosley, who reside in the Sparks area of northern Baltimore County.

The subject Petition for Special Exception is another in a series of Petitions recently considered by this Zoning Commissioner on behalf of APC. As recounted in prior decisions of this office, APC is a communications company which is a new entrant in the field of wireless communications in the Baltimore-Washington demographic area. APC specializes in wireless communications, including telephone, facsimile, and computer transmissions. The company employs a state-of-the-art technology to serve its clientele. One of the features of the company's communications network is the ability of mobile users to utilize the company's services. In order to provide such service, the company is establishing a grid of inter-connecting wireless facilities. Each grid serves a specific geographic area. As a user passes from one geographic area to another adjoining area, his transmission is handed off from one facility to the next. In order to establish this capability, the company must install its wireless transmitting and receiving antennae in select areas to insure a continuous and unbroken line of communication. At the Dundalk site, the Petitioner proposes to install its antennae on an existing tower owned by Baltimore County. This tower is 400 feet in height and is located at the North Point Junior High School on land zoned D.R. 10.5. The tower is utilized

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Date

By

APC 10/25/95

by Baltimore County for its public needs. The Petitioners propose to install six panel antennae on the tower at a height above ground level of approximately 150 feet, roughly 1/3 the height of the tower. The antennae will be situated on the tower so as to provide service in a 360 degree range to the surrounding grid. These antennae are 53.3 inches tall, 6.3 inches wide, and 2.7 inches deep. Two small equipment cabinets will be installed at the base of the tower to provide electrical service and equipment to the antennae. The facility will be unmanned but for routine maintenance inspections.

Testimony received from Mr. Gregory Sarro of APC fully described the general and site specific details of APC's operation. He noted that the company has been in business for approximately six years and is duly licensed by the Federal Communications Commission (FCC). Mr. Sarro described the interlocking grid system as set forth above. He noted that each grid will cover an area approximately five miles in radius, and that a facility is needed in the Dundalk area in the vicinity of the subject site. He also noted that the antennae fully comply with all FCC safety standards and guidelines. Specifically, there will be no interference with microwave, radio, television, or other transmissions and there is no danger to public health, welfare, or safety.

Testimony was also received from Melanie Moser, a landscape architect with Daft-McCune-Walker, Inc. She corroborated the testimony offered by Mr. Sarro regarding the benign effects of the proposed facility on the surrounding locale.

A packet of information was submitted and marked into evidence as Petitioner's Exhibit 1, which fully depicts the antennae and contains photographs of the existing tower on this site. An environmental effects

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Date

By

statement was also received (Petitioner's Exhibit 5B) which concludes that there will be no detrimental effect upon the surrounding locale.

Wireless transmitting and receiving facilities are permitted in a D.R. zone by special exception. Moreover, the B.C.Z.R. encourage industries in this field to utilize existing towers. The installation of antennae on existing buildings and towers minimizes the construction of unsightly monopoles throughout the skyline of Baltimore County.

After due consideration of the testimony and evidence presented, it is clear that the proposed wireless transmitting and receiving facility at the Dundalk location will not be detrimental to the health, safety or general welfare of the community. The evidence was overwhelming to support a finding that the inherent effects of the proposed facility are no greater at this location than if the facility was located elsewhere within the zone. It is clear that the Petitioner has satisfied the requirements of Section 502.1 of the B.C.Z.R. and that the Petition for Special Exception should be granted. See Schultz v. Pritts, 291, Md. 1 (1971).

As to the Petition for Special Hearing, it is clear that a practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and special exception relief should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October, 1995 that the Petition for Special Exception to permit a wireless transmitting and receiving facility to be located on an existing tower on the subject property, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the special exception relief granted in Case No. 93-426-X to permit the addition of this wireless transmitting and receiving facility on the existing tower, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. IF, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/25/95
By HP

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 25, 1995

G. Scott Barhight, Esquire
Christine K. McSherry, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
SE/S Merritt Boulevard & Wise Avenue
(179 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Baltimore County, Maryland - Owners, and
American PCS, L.P. - Contract Lessee - Petitioners
Case No. 96-36-SPHX

Dear Mr. Barhight & Ms. McSherry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Special Hearing have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Fred Homan, Director, Baltimore County Budget Office

Margaret C. Ruggieri, Esquire, American PCS, L.P.
One Democracy Ctr., 6901 Rockledge Drive, Bethesda, Md. 20817

People's Counsel; Case File

MICROFILMED



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 179 Merritt Boulevard in Baltimore, MD 21222

34
96-36-SPHX

which is presently zoned D.R.10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An Amendment to the Special Exception granted in Case No. 93-426X. Contract lease negotiations are ongoing between Petitioner, American Personal Communications, and the legal Owner, Baltimore County. Baltimore County agrees to the submission of this petition. American Personal Communications understands that it may not obtain a lease for this site, and is proceeding with this petition at its own risk.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Margaret C. Ruggieri, Esq. for
American PCS, L.P.

(Type or Print Name)

Margaret C. Ruggieri/omr

Signature

One Democracy Center, Suite 600
6901 Rockledge Drive

Address

Bethesda, MD 20817

City

State

Zipcode

Legal Owner(s):

Baltimore County, Maryland

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Attorney for Petitioner:

G. Scott Barhight, Esq.

(Type or Print Name)

G. Scott Barhight/ckm8

Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue

Address

Phone No.

Towson, MD 21204 (410) 832-2000

City

State

Zipcode

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight, Esq.

Name

210 W. Pennsylvania Avenue

Address

Phone No.

Towson, MD 21204 (410) 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

ORDER RECEIVED FOR FILING

Date

By

DROP-OFF
NO REVIEW

7/26/95

WCR

Zoning Administration
& Development Management



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 179 Merritt Boulevard in Baltimore, MD 21222

which is presently zoned D.R.10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A wireless transmitting and receiving facility. Contract lease negotiations are ongoing between Petitioner, American Personal Communications, and the legal Owner, Baltimore County. Baltimore County agrees to the submission of this petition. American Personal Communications understands that it may not obtain a lease for this site, and is proceeding with this petition at its own risk.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Margaret C. Ruggieri, Esq. for
American PCS, L.P.

(Type or Print Name)

Signature

One Democracy Center, Suite 600
6901 Rockledge Drive

Address

Bethesda, MD 20817

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight, Esq.

(Type or Print Name)

Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue

Address

Towson, MD 21204 (410) 832-2000

City

State

Zipcode

Legal Owner(s):

Baltimore County, Maryland

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser, or representative to be contacted.

Name

G. Scott Barhight, Esq.

Address

210 W. Pennsylvania Avenue

Address

Towson, MD 21204 (410) 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

DROP - OFF
No REVIEW
7/26/95
HCR

Zoning Administration
& Development Management

MICROFILMED

34

96-36-SPHX

Description**To Accompany Petition For Special Exception****0.71 Acre Parcel****Part of the Baltimore County, Maryland Property****Southeast of Merritt Boulevard and Southwest of Wise Avenue****Twelfth Election District****Baltimore County, Maryland**

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the following course and distance measured from the point formed by the intersection of the centerline of Wise Avenue with the centerline of Merritt Boulevard (1) South 11 degrees 56 minutes 34 seconds East 710.4 feet, to the point of beginning, said point of beginning having a coordinate value of South 10,716 feet, more or less, and East 31,999 feet, more or less, said values being referred to the coordinate system established in the Baltimore County Metropolitan District, thence leaving said point of beginning and running the four following courses and distances, viz; (1) South 20 degrees 06 minutes 33 seconds East 147.00 feet, thence (2) South 69 degrees 53 minutes 27 seconds West 209.00 feet, thence (3) North 20 degrees 06 minutes 33 seconds West 147.00 feet, and thence (4) North 69 degrees 53 minutes 27 seconds East 209.00 feet, to the point of beginning; containing 0.71 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 24, 1995

Project No. 94123.22



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-36-SP44

District 12th Date of Posting 8/11/95
Posted for: Special Hearing & Exception
Petitioner: Balk Co. Md
Location of property: 179 Monitt Blvd.

Location of Signs: Facing road way On property being zoned

Remarks: _____
Posted by [Signature] Date of return: 8/23/95
Number of Signs: 1

96-36-SP44

3

Aug. 11, 1925

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 10, 1926.

A. Henderson

LEGAL AD. - TOWSON

The Zoning Commission of Baltimore County, Maryland
of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 311 W. Chesapeake Avenue, Baltimore, Maryland 21201, on the following date and time:

Case No.	21201-0000000000
Address	21201-0000000000
Case No.	21201-0000000000
Address	21201-0000000000

Case: 2016-3682
(Item 34)

179 Merritt Boulevard
SEC Merritt Boulevard and
Wise Avenue
12th Election District
7th Councilmanic
Legal Owner:

Baltimore County, Maryland
land
Lessee:

Lessee: American PCS, LP
Hearing: Wednesday

**Hearing. Wednesday,
September 6, 1995 at
11:00 a.m. in Rm. 106,
County Office Building.**

Special Hearing to amend the special exception granted in case #93-426-X, Special Exception for a wireless transmitting and receiving facility.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, Please Call 887-3853

(2) For information concerning the file and/or hearing, please call 887-3391.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

N 154300

ITEM #34

Drop-Off; No Review

DATE 7/26/95 ACCOUNT 001-6150

AMOUNT \$ 620.00 (WCR)

RECEIVED
FROM:

American PCS, L.P.

#040 - SPECIAL HEARING
#050 - SPECIAL EXCEPTION
#080 - SIGN POSTING (2)

Michael L. MCD

FOR:

179 Merritt Boulevard

01A01W0427MICHRC

\$620.00

BA 0002-21PM07-27-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-36-SPHX (Item 34)

179 Merritt Boulevard

SEC Merritt Boulevard and Wise Avenue

12th Election District - 7th Councilmanic

Legal Owner: Baltimore County Maryland

Lessee: American PCS, L.P.

HEARING: WEDNESDAY, SEPTEMBER 6, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to amend the special exception granted in case #93-426-X.
Special Exception for a wireless transmitting and receiving facility.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon

Director

Department of Permits and Development Management

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 1, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 34
Case No.: 96-36-SPHX
Petitioner: American Personal
Communications

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-7-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 034 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51,
53, and 54. ⁹

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Barry L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 28, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 41 AND 42.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED

AUG 11 1995

ZADM

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 14, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for August 14, 1995
 Items 030, 031, 032, 033, 034, 035, 036, 037, 9
 041 and 042

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

AS.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Virginia W. Barnhart, County Attorney
Office of Law

Arnold Jablon, Director
Permits & Development Management

FROM: Fred Homan *SH*
Office of the Budget

DATE: August 9, 1995

SUBJECT: Leasing of Tower Sites

RECEIVED
AUG 18 1995
ZADM

As you are aware, APC is interested in locating on the following four 800 MHz communications towers: Red Run, North Point, Spook Hill and Catonsville. While such an arrangement is acceptable at these sites, the 800 MHz Committee has established the following requirements for all interested proposers. For your information, an APC representative had been made aware of these requirements a little more than a year ago.

1. A detailed RF inter-modulation study must be conducted by a reputable licensed Radio System Engineer or Engineering Company. This study must take into consideration all existing frequencies in use at the site, i.e., 800 MHz and 6 GHz microwave, and all future County frequencies to be used at the site. Additionally, any frequencies used by other leasing parties must be figured into the inter-modulation studies. The calculation must be performed to the seventh (7th) order.
2. A tower structural analysis based on the existing hardware load and the proposed maximum hardware load. The analysis must be completed by a licensed structural engineering firm experienced in communications tower structural analysis. All current loads will be taken into consideration. This includes (per tower) six (6) Sinclair SRL-480's, two each tower top amplifiers and six (6) runs of 1 5/8" LDF transmission line, line hangers, antennae mounts, etc. One additional SRL-480, attendant transmission line and mounting hardware will be needed to add the County's 5-channel system to each site. At this time, all cable ladders are filled to capacity, therefore, the increased tower loading presented by the addition of another ladder will require consideration in the loading calculations.

RECEIVED
AUG 18 1995

RECEIVED

AUG 18 1995

ZADM

Virginia Barnhart & Arnold Jablon
Leasing Tower Sites
August 9, 1995
Page 2

The County has used the services of the following company:

Neubauer & Sohn Consulting Engineers, Inc.
7825 Tuckerman Lane
Potomac, MD 20854
(301) 299-7617

When the coverage analysis and inter-modulation studies have been completed, and the proposer has decided which tower(s) will meet their system requirements, the County's Electronic Services Division will furnish the tower manufacturer's structural data.

- 3) As required, the proposer constructs their own equipment shelter and installs their own electrical and telephone service. The proposer will adhere to all applicable electrical and telephone installation codes.
- 4) The proposer secures all necessary building permits, and constructs a building which meets and or exceeds all building codes.
- 5) The proposer employs a tower hardware installation company which is approved by the County, or uses the County's contractor.

The County's contractor is:

U.S. Towers
5263 Argo Drive
Frederick, MD 21701
(301) 874-5885

- 6) The proposer repairs and/or replaces the existing site grounding system if said system is damaged in any way by the building or bonding process. The County will test its grounding system prior to and following construction. If so desired, this can be performed with the proposer's representative(s) in attendance.
- 7) The proposer must install all equipment in compliance with the Motorola fixed network equipment quality standards R-56, and any and all applicable electrical and building codes.

Virginia Barnhart & Arnold Jablon
Leasing Tower Sites
August 9, 1995
Page 3

Please understand that in citing the aforementioned requirements, this office is not approving the consideration offered by APC. It is assumed that the Office of Law will otherwise be responsible for negotiation of a lease agreement.

Finally, the Department of Public Works should be contacted for information on special requirements related to the water tanks identified by APC.

FH:nav

c: Merreen E. Kelly
W. Michael Pitcher

RECEIVED
AUG 18 1995
ZADM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor, and Preston
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #34)
12th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Need title of Baltimore County official (owner) and telephone number.
2. Need setback variance per Section 502.7.C.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
179 Merritt Boulevard, SEC Merritt Blvd. * ZONING COMMISSIONER
and Wise Avenue, 12th Election District, * OF BALTIMORE COUNTY
7th Councilmanic *

Legal Owner: Baltimore County Maryland *
Lessee: American PCS, L.P. *
Petitioners * CASE NO. 96-36-SPHX

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

AUG 14 1995

DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

Environmental Impact Statement

North Point American PCS Site

August 1995

Project No. 94123.22

Prepared for:

American PCS, L.P.

One Democracy Center

Suite 600

6901 Rockledge Drive

Bethesda, MD 20817

Prepared by:

DMW Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

DMW

Let 5B
MICROFILMED

34
96-36-SPHX

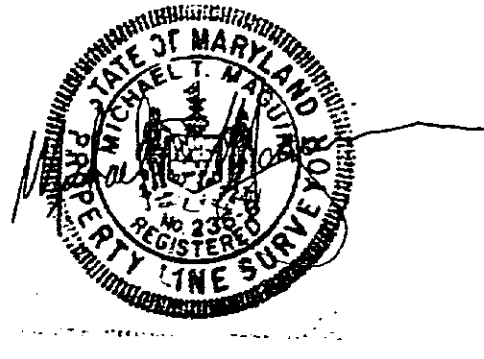
Description
To Accompany Petition For Special Exception
0.71 Acre Parcel
Part of the Baltimore County, Maryland Property
Southeast of Merritt Boulevard and Southwest of Wise Avenue
Twelfth Election District
Baltimore County, Maryland

DMW
Duff McCune-Walker, Inc.
200 East Pratt Street
Towson, Maryland 21204
410-296-5555
Fax 296-4709
A Team of Land Planners
Landscape Architects
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the following course and distance
measured from the point formed by the intersection of the centerline of Wise Avenue
with the centerline of Merritt Boulevard (1) South 11 degrees 56 minutes 34 seconds
East 710.4 feet, to the point of beginning, said point of beginning having a coordinate
value of South 10.716 feet, more or less, and East 31,999 feet, more or less, said
values being referred to the coordinate system established in the Baltimore County
Metropolitan District, thence leaving said point of beginning and running the four
following courses and distances, viz: (1) South 20 degrees 06 minutes 33 seconds East
147.00 feet, thence (2) South 69 degrees 53 minutes 27 seconds West 209.00 feet,
thence (3) North 20 degrees 06 minutes 33 seconds West 147.00 feet, and thence (4)
North 69 degrees 53 minutes 27 seconds East 209.00 feet, to the point of beginning;
containing 0.71 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 24, 1995
Project No. 94123.22



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: July 1995
Posted for: Special Hearing & Exception
Petitioner: Baltimore Co. Md.
Location of property: 179 Merritt Blvd.
Location of Signs: Along roadway on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 8/23/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD., Aug 11, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Aug 10, 1995

THE JEFFERSONIAN,
A. H. Henderson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, at 11:00 a.m. on September 6, 1995 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 as follows:
Case: 96-36-SPHX
Room 34
179 Merritt Boulevard
SEC Merritt Boulevard and Wise Avenue
12th Election District
7th Councilmanic
Legal Owner: Baltimore County Maryland
Land: American PCS, L.P.
Hearing: Wednesday, September 6, 1995 at 11:00 a.m. in Room 106, County Office Building.
Special Hearing to amend the special exception granted in case 95-426-1. Special Exception for a wireless transmitting and receiving facility.
Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3353.
Aug 10

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
76-36-SPHX ITEM #34
Drop-Off; No Review
DATE: 7/26/95 ACCOUNT: 001-6150
AMOUNT: \$ 620.00 (WCE)
RECEIVED FROM: American PCS, L.P.
FOR: #040 - SPECIAL HEARING
#050 - SPECIAL EXCEPTION
#060 - SIGN POSTING (2)
179 Merritt Boulevard
DISCOUNT: 0.00 \$620.00
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204 887-3610

August 9, 1995
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-36-SPHX (Item 34)
179 Merritt Boulevard
SEC Merritt Boulevard and Wise Avenue
12th Election District - 7th Councilmanic
Legal Owner: Baltimore County Maryland
Land: American PCS, L.P.
HEARING: WEDNESDAY, SEPTEMBER 6, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to amend the special exception granted in case 95-426-1.
Special Exception for a wireless transmitting and receiving facility.

[Signature]
Arnold Jablon
Director
Department of Permits and Development Management

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE "FILE AND/OR HEARING", CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 1, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 34
Case No.: 96-36-SPHX
Petitioner: American Personal Communications

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

SHA Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-7 95

Ms. Joyce Watson
Baltimore County Office of Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 034 (WCE)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Burns

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF AUGUST 07, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41 AND 42.

RECEIVED
AUG 11 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 14, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for August 14, 1995
Items 030, 031, 032, 033, 034, 035, 036, 037, 041 and 042

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Virginia W. Barnhart, County Attorney
Office of Law
Arnold Jablon, Director
Permits & Development Management
FROM: Fred Homan
Office of the Budget
DATE: August 9, 1995
SUBJECT: Leasing of Tower Sites

As you are aware, APC is interested in locating on the following four 800 MHz communications towers: Red Run, North Point, Spook Hill and Catonsville. While such an arrangement is acceptable at these sites, the 800 MHz Committee has established the following requirements for all interested proposers. For your information, an APC representative had been made aware of these requirements a little more than a year ago.

1. A detailed RF inter-modulation study must be conducted by a reputable licensed Radio System Engineer or Engineering Company. This study must take into consideration all existing frequencies in use at the site, i.e., 800 MHz and 6 GHz microwave, and all future County frequencies to be used at the site. Additionally, any frequencies used by other leasing parties must be figured into the inter-modulation studies. The calculation must be performed to the seventh (7th) order.
2. A tower structural analysis based on the existing hardware load and the proposed maximum hardware load. The analysis must be completed by a licensed structural engineering firm experienced in communications tower structural analysis. All current loads will be taken into consideration. This includes (per tower) six (6) Sinclair SRL-480's, two each tower top amplifiers and six (6) runs of 1 5/8" LDF transmission line, line hangers, antennae mounts, etc. One additional SRL-480, attendant transmission line and mounting hardware will be needed to add the County's 5-channel system to each site. At this time, all cable ladders are filled to capacity, therefore, the increased tower loading presented by the addition of another ladder will require consideration in the loading calculations.

Virginia Barnhart & Arnold Jablon
Leasing Tower Sites
August 9, 1995
Page 2

AUG 18 1995
ZADM

The County has used the services of the following company:

Neubauer & Sohn Consulting Engineers, Inc.
7825 Tuckerman Lane
Potomac, MD 20854
(301) 299-7617

When the coverage analysis and inter-modulation studies have been completed, and the proposer has decided which tower(s) will meet their system requirements, the County's Electronic Services Division will furnish the tower manufacturer's structural data.

- 3) As required, the proposer constructs their own equipment shelter and installs their own electrical and telephone service. The proposer will adhere to all applicable electrical and telephone installation codes.
- 4) The proposer secures all necessary building permits, and constructs a building which meets and or exceeds all building codes.
- 5) The proposer employs a tower hardware installation company which is approved by the County, or uses the County's contractor.

The County's contractor is:

U.S. Towers
5263 Argo Drive
Frederick, MD 21701
(301) 874-5885

- 6) The proposer repairs and/or replaces the existing site grounding system if said system is damaged in any way by the building or bonding process. The County will test its grounding system prior to and following construction. If so desired, this can be performed with the proposer's representative(s) in attendance.
- 7) The proposer must install all equipment in compliance with the Motorola fixed network equipment quality standards R-56, and any and all applicable electrical and building codes.

Virginia Barnhart & Arnold Jablon
Leasing Tower Sites
August 9, 1995
Page 3

Please understand that in citing the aforementioned requirements, this office is not approving the consideration offered by APC. It is assumed that the Office of Law will otherwise be responsible for negotiation of a lease agreement.

Finally, the Department of Public Works should be contacted for information on special requirements related to the water tanks identified by APC.

PH:nav

C: Marreen E. Kelly
W. Michael Pitcher



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor, and Preston
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #34)
12th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Need title of Baltimore County official (owner) and telephone number.
2. Need setback variance per Section 502.7.C.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

Enclosure (receipt)

c: Zoning Commissioner

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * ZONING COMMISSIONER
179 Merritt Boulevard, SEC Merritt Blvd. *
and Wise Avenue, 12th Election District, * OF BALTIMORE COUNTY
7th Councilmanic *
Legal Owner: Baltimore County Maryland *
Lessee: American PCS, L.P. * CASE NO. 96-36-SPHX
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
AUG 18 1995
DEPT. OF PERMITS & LICENSES
OF BALTIMORE COUNTY

Environmental Impact Statement

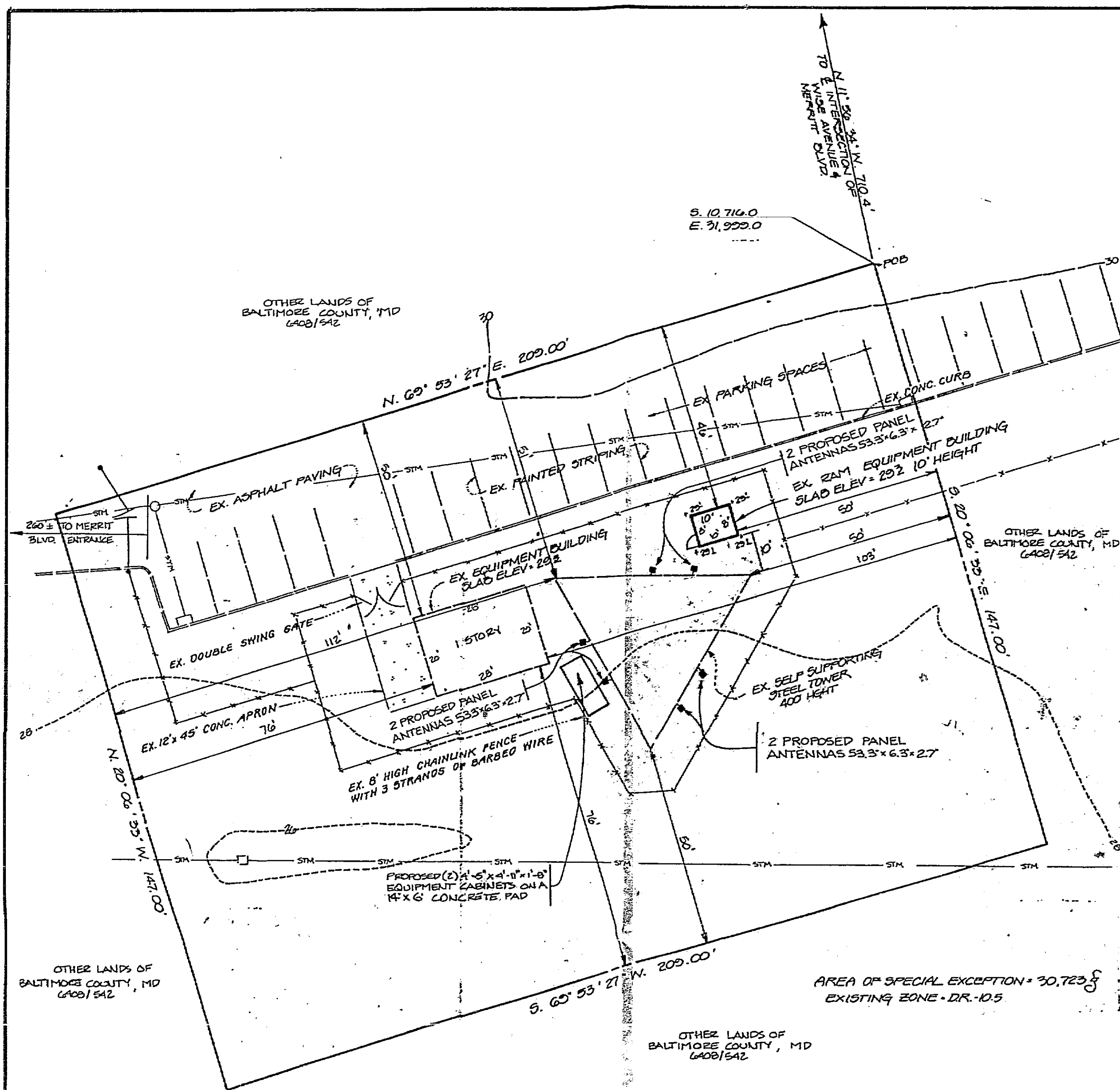
North Point American PCS Site

August 1995
Project No. 94123.22

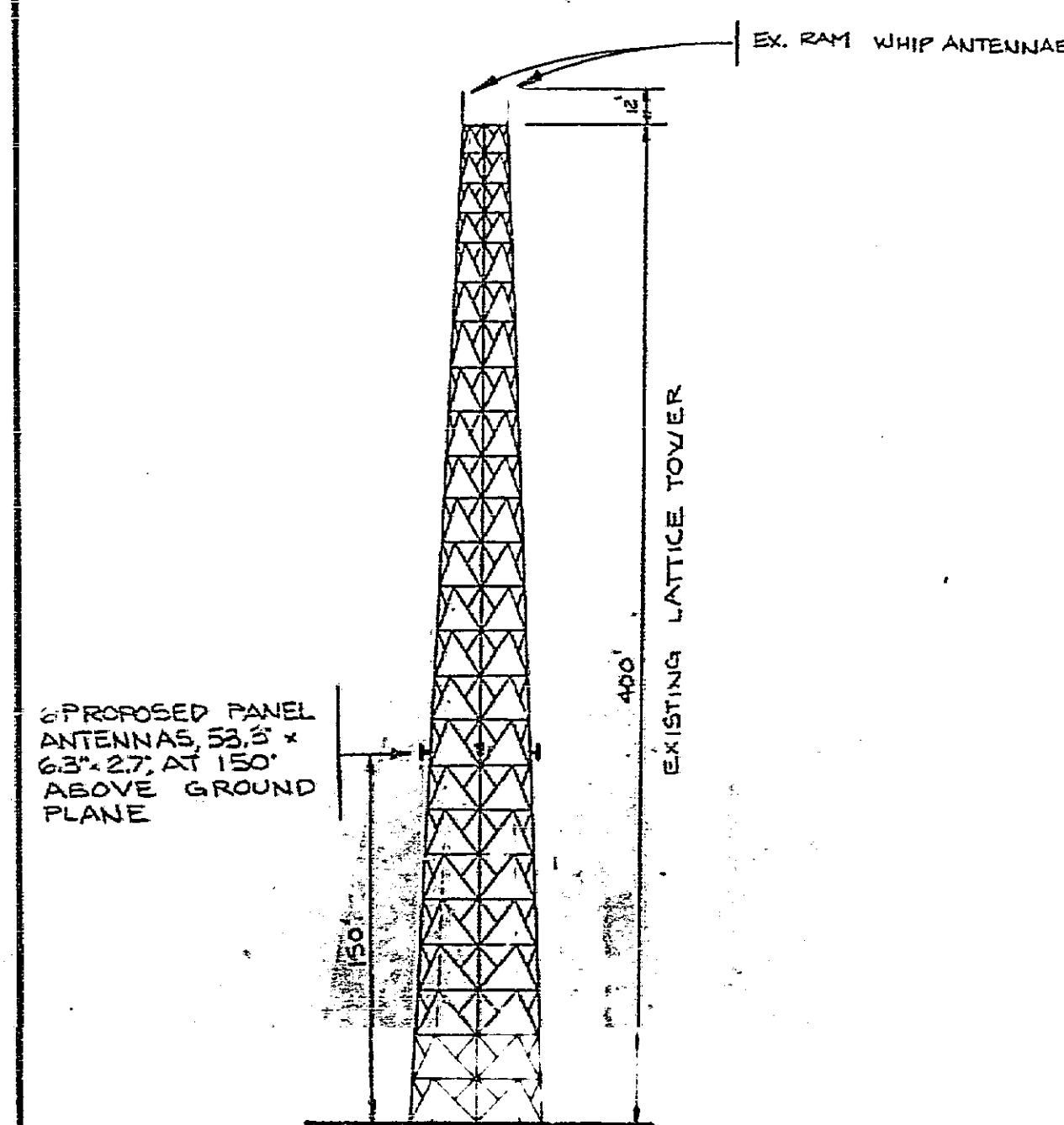
Prepared for:
American PCS, L.P.
One Democracy Center
Suite 600
6901 Rockledge Drive
Bethesda, MD 20817

DMW Prepared by:
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

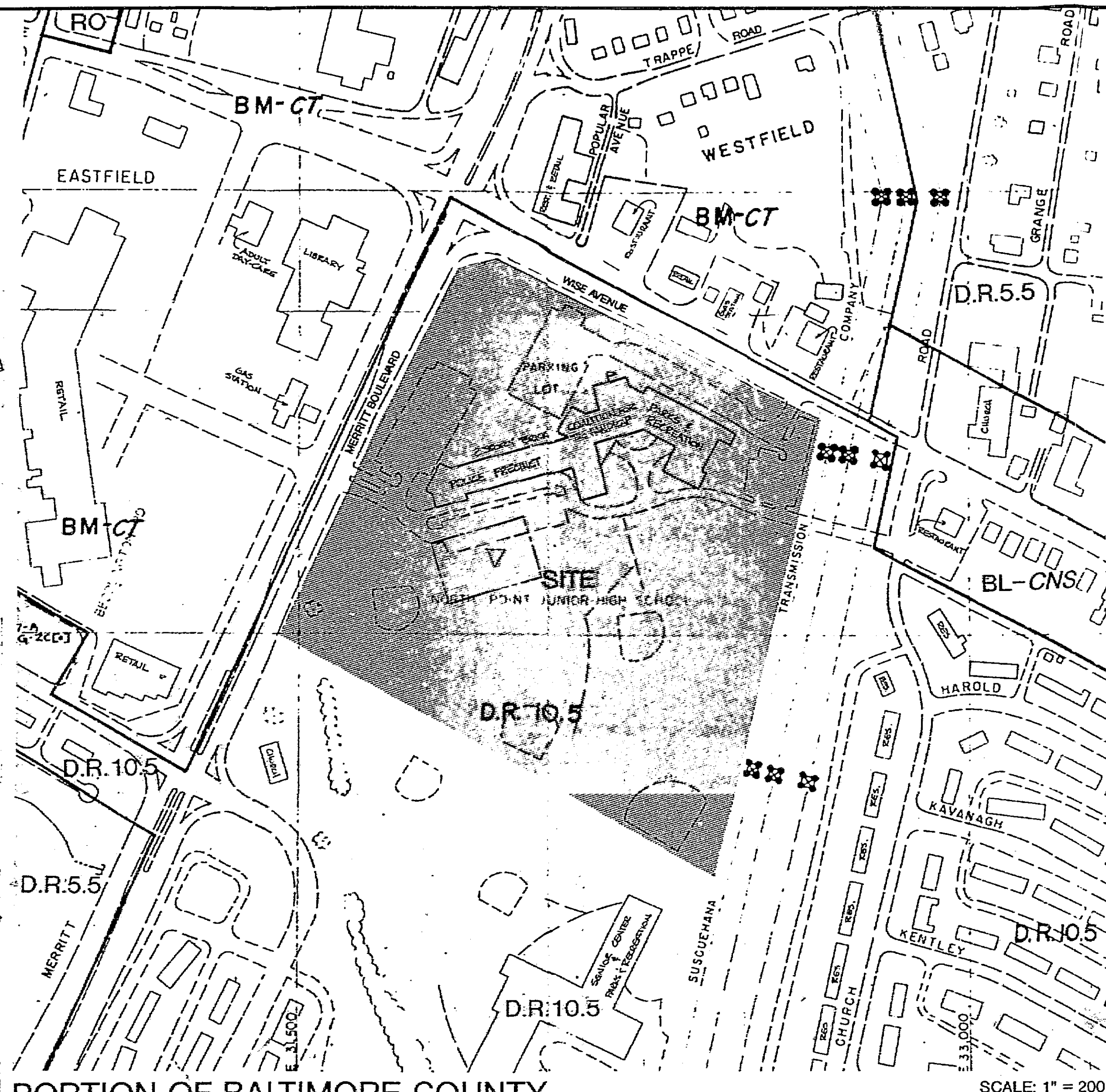
Let 5B



SITE PLAN



TOWER ELEVATION



PORTION OF BALTIMORE COUNTY ZONING MAP S.E. 3-F

NOTES:

- Current owner and street address:
Baltimore County, Maryland
Court House
Baltimore, MD 21204
- Contract lessee:
American PCS, L.P.
One Democracy Center
6911 Rockledge Drive, Suite 600
Bethesda, MD 20817
- Site area:
23.32 Ac.
- Existing use:
Police Precinct offices, Coalition for the Handicapped offices, Parks and Recreation, Communications tower and equipment buildings, Off-Street Parking
- Street Address:
179 Merritt Boulevard
Baltimore, MD 21202
- Site data:
Tax map 103, block 11, parcel 15
Deed reference: 408-542
Tax Account No.: 202058709
Zoning: D.R. 10.5
Election District: 2
Countryside District: 7
- The proposed tower mounted wireless transmitting and receiving facility will consist of (6) 53.3' high x 6.3' wide x 2.7' deep panel antennas and (2) 4' x 6' high x 4' x 11' wide x 1' x 6' deep equipment cabinets on a 14' x 6' concrete pad to be located at the base of the existing tower.
- No water or sanitary utilities are required at the facility.
- The information and boundary location shown hereon have been compiled from sources believed to be reliable; however, their accuracy is not guaranteed and is subject to revision.
- Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
- No additional site or antenna lights are proposed.
- Zoning History:
On Sept. 10, 1993 the Zoning Commissioner for Baltimore County ordered that Special Exception Case 893-425X, be granted to permit installation of two 12 foot antennas on top of the existing tower and to construct a 10' x 6' equipment building at the base of the tower.
* Zoning Commissioner previously concluded that only additional improvements were the subject of the Petition for Special Exception.
* Zoning Commissioner determined that previous application was exempt from the requirements of § 502.7.C.1 through 5 of the S.C.Z.R.
- There are no signs proposed for this facility.
- Setbacks:

	Required to Building	Proposed to Building
Front	25'	50'
Side (east)	21'	77'
Side (west)	20'	103'
Rear	50'	76'
- Amenity open space: N/A
- Parking: Existing Spaces: 17
Proposed Spaces: 0
The proposed wireless transmitting and receiving facilities do not block or affect any existing parking spaces.
This site was the subject of the following Commercial Permits:
1565-88 Ram Mobile Data Facility
1559-87 Installation of new gas tank and pump
1559-83 Alterations to existing facilities
373-72 Additions

Requested Zoning Action

Special Exception pursuant to § 502.7 B.C.Z.R. for a wireless transmitting and receiving facility.

VICINITY MAP and PORTION OF BALTIMORE COUNTY ZONING MAPS F-2 and G-2



SCALE: 1" = 1000'

Relator's
Ex. 1A

96-36-SPHX
34

PRINTED

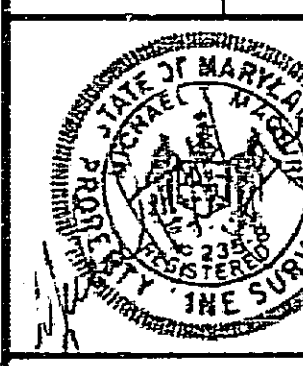
JUL 24 1995

DAFT-MCCUNE-WALKER, INC.

DMW
DRAFT McCUNE-WALKER, INC.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 E. Pennsylvania Avenue
Towson, Maryland 21206
(410) 286-8333
Fax: 286-9702

American Personal Communications
Plan to Accompany Petition for Special Hearing and Special Exception
North Point
12th Election District

No.	Description	Date
REVISIONS		
Proj. No.	94123.22	
Date	2-28-95	
Scale	As Shown	
Last Rev.		



Sheet

1 OF 1

BAN 28
Baltimore County, Maryland